

**PLANNING COMMISSION**  
**Berryville-Clarke County Government Center**  
**MINUTES OF REGULAR MEETING**  
**April 28, 2015**

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A meeting of the Berryville Planning Commission was held on Tuesday, April 28, 2015 at 7:30 p.m. in the Berryville – Clarke County Government Center located at 101 Chalmers Court in Berryville, Virginia.

**ATTENDANCE:** Members of the Planning Commission present: Doug Shaffer, Kim Kemp, Mike Brown, Gwen Malone, Sheryl Reid, Debbie Zimmerman, Michelle Marino.

Absent: Russ Heikes, Dale Barton

Staff present: Christy Dunkle, Assistant Town Manager/Planner

Chair Shaffer opened the meeting at 7:31pm.

**APPROVAL OF AGENDA**

Ms. Reid moved to approve the agenda as written, seconded by Ms. Malone. The motion passed by voice vote.

**APPROVAL OF MINUTES**

Staff identified one word left out of the minutes. Ms. Kemp moved to approve the minutes of the March 24, 2015 Planning Commission meeting as amended, seconded by Mr. Brown. The motion passed by voice vote.

**REGULAR SESSION**

**Citizens' Forum**

Chair Shaffer acknowledged Dan Garrett, 303 Archer Court. Mr. Garrett said he sent staff a document which was printed and distributed prior to the meeting. He said Marlyn Development seeks one simple change to the Berryville Area Plan which is to change the number of multifamily units permitted in the OPR district from 120 to 180. He said this change would provide affordable housing units and would ease decisions with modifications to the zoning ordinance. He continued giving the history of the Robert Regan House approval in September of 2009 and the Mary Hardesty House development. He said that due to the economic downtown, the Regan House was no longer practical to build due to a lack of tax credits available and now, six years later, he has come to the Town in support of the new application. He said that 120 units in this development would have an economy of scale and allow for affordable construction and amenities. He said the result of the decision would be to construct 120 units or nothing. He added that Marlyn Development is on a time constraint.

Mr. Garrett continued by saying he agrees with BADA and Planning Commission concerns about a variety of housing in the OPR district. He added that we can still have options while providing 120 units of multifamily units. He said there are options throughout town for a variety of senior housing, not just in the OPR district. He concluded by saying that 20% of the single-family homes in Town are senior housing adding that he lives in one of those homes. He said this is a unique opportunity for a feasible project and referenced his handout.

There were no other speakers.

**Recommendation to Town Council Concerning Modifications to Older Person Residential Zoning and Berryville Area Plan Update**

Chair Shaffer asked staff to describe the request. Ms. Dunkle said Council had requested an official recommendation on the process to modify the zoning ordinance and Berryville Area Plan in order to accommodate 60 additional multifamily units. He asked whether Commissioners had any questions or comments. Chair Shaffer said Council appreciated the efforts by the Planning Commission last month and requested a vote on the matter this month. He said there is a motion located in the back of the packet.

Ms. Malone made the motion, seconded by Ms. Zimmerman, to recommend to Town Council that the Berryville Area Plan update be completed prior to making any modifications to the Berryville Zoning Ordinance. The motion was approved unanimously by voice vote.

**OLD BUSINESS**

**Planning and Zoning Update**

Ms. Dunkle reviewed items included in the update. She said she met with the new Economic Development Director, Mr. Len Capelli, and is looking forward to working with Mr. Capelli and the County on these efforts.

**Other**

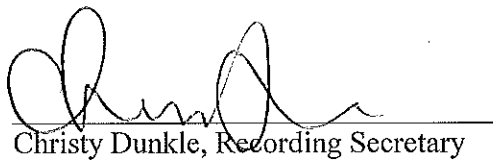
There was no other business.

**Adjourn**

There being no further business, Chair Shaffer asked for a motion to adjourn the meeting. Ms. Malone made the motion, seconded by Ms. Kemp, the motion passed unanimously by voice vote at 7:38 pm.



Doug Shaffer, Chair



Christy Dunkle, Recording Secretary